121.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	935,000 / 935,000
					USE VALUE:	935,000 / 935,000
					ASSESSED:	935,000 / 935,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26	-28	HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOOPER CALVIN J
Owner 2:	
Owner 3:	
Street 1:	26 HOPKINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HOOPER CALVIN J -
Owner 2:	-
Street 1:	26 HOPKINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,761 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 3112 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4761.000	428,500		506,500	935,000
Total Card	0.109	428,500		506,500	935,000
Total Parcel	0.109	428,500		506,500	935,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 300.45 | /Parcel: 300.4

Legal Description

User Acct 78169

GIS Ref

GIS Ref

Insp Date 02/27/12

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 121.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	428,500	0	4,761.	506,500	935,000	935,000	Year End Roll	12/18/2019
2019	104	FV	328,300	0	4,761.	534,700	863,000	863,000	Year End Roll	1/3/2019
2018	104	FV	328,300	0	4,761.	394,000	722,300	722,300	Year End Roll	12/20/2017
2017	104	FV	308,000	0	4,761.	377,100	685,100	685,100	Year End Roll	1/3/2017
2016	104	FV	308,000	0	4,761.	349,000	657,000	657,000	Year End	1/4/2016
2015	104	FV	274,700	0	4,761.	292,700	567,400	567,400	Year End Roll	12/11/2014
2014	104	FV	274,700	0	4,761.	285,900	560,600	560,600	Year End Roll	12/16/2013
2013	104	FV	285,700	0	4,761.	272,400	558,100	558,100		12/13/2012

!9378!

PRINT

Date	Time
12/10/20	23:51:58

LAST REV

Date	Time
12/09/19	15:16:47

jorourke

9378

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOOPER CALVIN J	59479-263		7/9/2012	Convenience	1	No	No		
	8594-24		1/1/1901	Family		No	No		Walter Hooper dod 05/20/2011

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2015	1953	New Wind	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2012	Inspected	BR	B Rossignol
2/12/2009	Measured	372	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	78169
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4761		Sq. Ft.	Site		0	90.	1.18	10									506,548						506,500	

Total AC/HA: 0.10930 | Total SF/SM: 4761 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 506,548 | Spl Credit | Total: 506,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:	1	Rating:	Poor
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.98740357
Const Adj.:	0.98990101
Adj $ / SQ:	166.163
Other Features:	130250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	717677
Depreciation:	289224
Depreciated Total:	428453

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	2	
2	4	2	
Totals			
3	11	6	

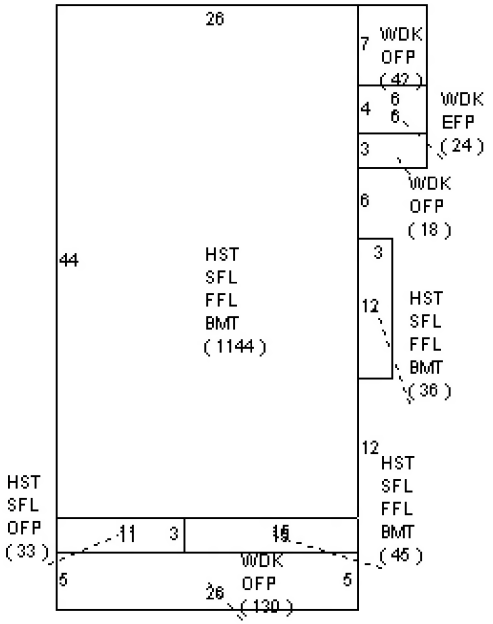
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	166.16
Special Features:	0	Val/Su Net:	89.31
Final Total:	428500	Val/Su SzAd	137.69

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,258	166.160	209,034
BMT	Basement	1,225	49.850	61,065
FFL	First Floor	1,225	166.160	203,550
HST	Half Story	629	166.160	104,517
OFP	Open Porch	223	23.660	5,276
WDK	Deck	214	10.570	2,261
EFP	Enclos Porch	24	71.870	1,725
	Net Sketched Area:	4,798	Total:	587,428
Size Ad	3112	Gross Are	5427	FinArea 3112

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	